



2

Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, PLANNER II, *NW*
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV *cjl*

THROUGH: CATHERINE.LORBEER, AICP, PRINCIPAL PLANNER 480-503-6016
CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 3, 2014

SUBJECT: UP13-04, GILBERT TOWN CENTER APARTMENTS: REQUEST TO
APPROVE A CONDITIONAL USE PERMIT FOR APPROXIMATELY 13
ACRES OF REAL PROPERTY LOCATED SOUTH AND EAST OF THE
SOUTHEAST CORNER OF GILBERT ROAD AND WARNER ROAD TO
ALLOW A MULTI-FAMILY RESIDENTIAL USE IN THE REGIONAL
COMMERCIAL (RC) ZONING DISTRICT WITH A PLANNED AREA
DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

Allow for the subject property to develop as an integrated mixed use development with multi-family apartments in the Regional Commercial (RC) zoning district.

RECOMMENDED MOTION

NO MOTION REQUESTED.

APPLICANT/OWNER

Paul Gilbert/ Dennis Newcombe
Beus Gilbert
701 N. 44th Street
Phoenix, AZ 85008
V: 480-429-3002
pgilbert@beusgilbert.com

AZ Gilbert Holdings LLC/ Lehman Brothers
Holdings, Inc.
Christopher Bley
3224 Peachtree Road, Suite 2200
Atlanta, GA 30326-1156
V: 310-500-3534
chris.bley@lehmanholdings.com

BACKGROUND/DISCUSSION

History

- | | |
|------------------|---|
| October 25, 2005 | Town Council approved GP05-07 (Res. No. 2649), the minor General Plan Amendment from Shopping Center Land Use Designation to Regional Commercial (RC) Land Use Designation, for Gilbert Town Center, for approx. 37 acres. |
| | Town Council approved Z05-14 (Ord. No. 1689), a rezoning request from Shopping Center (SC) zoning district with a PAD Overlay to Regional Commercial (RC) zoning district with a PAD Overlay, for Gilbert Town Center on approx. 37 acres located at the southeast corner of Gilbert Road and Warner Road. |
| December 7, 2005 | The Planning Commission approved UP05-12, a use permit for a 1,206 unit multi-family residential development as part of an integrated mixed use development plan and a building height increase from 55' to 65' in the RC zoning district, on the 37 acre subject site. |
| May 17, 2012 | Town Council approved Z12-02 (Ord. No. 2368), a rezoning request from 11.7 acres of Regional Commercial (RC) zoning district with a PAD Overlay, to Regional Commercial (RC) zoning district with a PAD Overlay; in order to remove the 11.7 acre site from the requirements of the existing Gilbert Town Center PAD. |
| June 5, 2013 | The Planning Commission reviewed the proposed rezoning Z13-08 and use permit UP13-04 at the study session. |

Overview

The applicant is requesting to construct multi-family apartments on the 13.72 acre southeastern parcel (Parcel 2). The subject site is located at the southeast corner of Gilbert Road and Warner Road. Under the LDC Commercial Zoning District, Section 2.303 (L7), Multi-family Residential Uses are permitted in the Regional Commercial (RC) zoning district, however the LDC states the use is ***“Only permitted as part of an integrated, mixed-use plan and a Conditional Use Permit is required”***.

The associated request is to rezone the site. The rezoning request will essentially remove the 25.3 acre subject site from the requirements of the existing Gilbert Town Center PAD and Development Plan and allow for the site to develop under a revised Development Plan in Regional Commercial (RC) development standards including 13.7 acres of multi-family residential use in the Regional Commercial (RC) zoning district, as part of an integrated mixed-use development. The proposed PAD deviations include eliminating the 3rd story building step-back requirement within 100’ of residentially designated property, decreasing the front and side yard building and landscape setbacks, as noted below in the Site Development Standards Table below.

Site Development Standards:

	Previous Development for Gilbert Town Center (Z05-14 and UP05-12)	LDC Conventional RC	Proposed Development for Gilbert Town Center PAD for Southeast Parcel (Parcel 2) only: (Z13-08)
Zoning District:	RC PAD	RC	RC PAD
Number of Residential Units	1,206 units/ 37 acres 32.5 DU/ Acre	N/A	256 units/ 13.72 acres 18.65 DU/ Acre
Commercial Uses (sq. ft.)	179,000 sq. ft.	N/A	6-8 buildings of Retail and Office uses. Unknown square footage.
Landscape/ Open Space Area (%)	52%	15%	43%
Maximum Height (ft.)/Stories	65’/ 5-stories	55’	37’3” / 3-stories
Building Step-back	N/A	Required: Where a building in the RC is within 100’ of property designated for residential use in the General Plan. A building step-back of 1-foot for every 1-	No Building Step-back

		foot of building height above 2 stories or 35 feet is required. (Step-back at 3 rd story)	
Minimum Building Setbacks:			
Front (Civic Center)	25'	25'	10'
Side (Palm Street)	20'	20'	10'
Rear	20'	20'	20'
Minimum Landscape Setbacks:			
Front (Civic Center)			
Side (Palm Street)	25'	25'	20'*
Rear	20'	20'	20'*
	20'	20'	20'
Building Lot Coverage	28%	60% single story 50% two/ three-story	29% two/ three-story

*20' landscape setback required except where buildings located with a 10' setback.

Use Permit (UP13-04)

UP13-04 for the Gilbert Town Center Apartments is a request to approve a conditional use permit for approximately 13 acres of real property located south and east of the southeast corner of Gilbert Road and Warner Road to allow a multi-family residential use in the Regional Commercial (RC) zoning district, pending approval of rezoning case Z13-08.

The conditional use permit process for multi-family within the RC zoning district was enhanced with the intent to incentivize and foster a creative and truly integrated mixed use development, such as specialty lifestyle centers with density that provide all the various components of the Town's Live, Work Play motto.

The previously approved development plan and use permit for Gilbert Town Center under Z05-14 and UP05-12 provided a tremendous amount of usable open space, walkways/ trails, pedestrian plazas and gathering areas, created density and integration with the overall site for pedestrian oriented building designs and elements include sidewalk widths and locations, pedestrian coverings and building fronts, upper story activities overlooking the street, pedestrian plazas and connections, pedestrian amenities, scale and fenestration. The proposed development plan lacks the previous integration and density to the overall site for a number of reasons discussed in this staff report. Additionally the applicant is requesting deviations from the reduced RC zoning setbacks for the 3-story apartment buildings and the step back requirement at the 3rd floor building elevations adjacent to existing residential. The apartments will then be pushed forward, closer to the adjacent streets and fenced for security creating further detachment from the overall site with no pedestrian or integration benefit to the overall site.

Multi-family use in regional commercial district. In addition to the findings required in Land Development Code (LDC) Section 5.403: required findings, the planning commission shall approve, approve with modifications and/or conditions, or deny a use permit for a multi-family

use in a regional commercial district only after making the additional findings of fact set forth in this section:

1. Mixed land uses- the proposed project demonstrates that land uses are mixed on-site or are mixed in combination with adjacent uses (existing or planned). A mixed-use development is an efficient integration (horizontally or vertically) of non-residential and residential uses that cultivates a sense of community in a live, work, and play environment.

Staff believes that the proposed development plan does not provide for either vertical or horizontal integration and therefore does not comply with the intent of this finding of fact, as the proposal does not provide for an efficient design that cultivates the intended sense of a live, work, and play environment but rather relies on a stand-alone suburban multi-family apartment complex design. Additionally, there would be the loss of 13.72 acres of commercial uses without the benefit of creating a more regional draw at one of the most significant corners in the Town of Gilbert.

2. Sustainability through compact design- the proposed project demonstrates that site layout is compact and configures buildings, parking areas, streets, driveways and gathering places in a way that lessens dependence on the automobile, and reduces impacts on the natural environment. Parking for the multi-family residential component meets multi-family residential parking requirements or an approved “shared-parking” model.

Staff finds that the proposed development plan provides a layout and design that relies predominantly upon automobiles for ingress and egress of the subject site and provides for a standard, stand-alone apartment complex design and does not meet demonstrate sustainability through compact design. The applicant has proposed a 6' wide decomposed granite pathway “fitness trail” which is essentially the sole method of integration and outdoor gathering area between the proposed multi-family parcel and the remainder of the overall 37 acre site. This is the feature that the applicant believes complies with the use permit findings of fact related to compact design and pedestrian scale and orientation. A secondary decomposed granite pathway is shown on the use permit exhibits. The proposed parking for the apartment buildings does appear to comply with the parking requirements for multi-family residential uses under the LDC

3. Pedestrian scale and orientation- the proposed project demonstrates that all portions of the development are accessible by a direct, convenient, and safe system of pedestrian facilities, and the proposal provides appropriately scaled pedestrian amenities and gathering places.

Staff believes that the proposed development plan exhibits does not provide for or meet the intent of this design requirement. The proposed development plan essentially creates a stand-alone multi-family development, predominately isolated from the remainder of the overall Gilbert Town Center site. The applicant has proposed a 6' wide decomposed granite pathway in order to connect the municipal complex to the north between the Banner Health Center parcel and the proposed

multi-family parcel as essentially the sole method of integration between the proposed multi-family parcel and the remainder of the overall 37 acre site.

4. Transportation and connectivity- the proposed project demonstrates that the development provides appropriate vehicular and pedestrian connectivity that serves vehicles, pedestrians and bicycles.

The proposed project has not demonstrated appropriate vehicular and pedestrian connectivity that serves vehicles, pedestrians and bicycles. Staff notes that when the 13 acre Banner Health Center site was rezoned in May of 2012 under Ordinance No. 2368, the original intent was for Banner in coordination with the proposed multi-family parcel/ southeast parcel (Parcel 2) to develop and improve a drive aisle between the two parcels and provide a secondary vehicular connection between Palm Street and Civic Center Drive. This was the reason for creating the Banner Health Center parcel shape as it is and the remaining southeast parcel (Parcel 2). The proposal under Z13-08 no longer provides for this access drive and staff believes this further detracts from the connectivity of the site as there will now be no north-south vehicular connection until such time as the northwestern (Parcel 1) develops, which will not help with the traffic impact of the proposed multi-family use on the southwest parcel (Parcel 2).

PLANNING COMMISSION JUNE 5, 2013 STUDY SESSION

At the June 5, 2013 Planning Commission Study Session Z13-08 and UP13-04 were discussed and reviewed. Comments from the Planning Commission included that the original development plan for Gilbert Town Center was intended to have a live, work, play feel and design with retail and lofts above; Banner Health Center site wanted to be secure and limited the ability to integrate the site; if multi-family were a feasible use or the best use for the subject site; and that if multi-family were to be feasible for the subject site needed to be more integrated. (See Attachment 6)

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,



Nathan Williams
Planner II

Attachments:

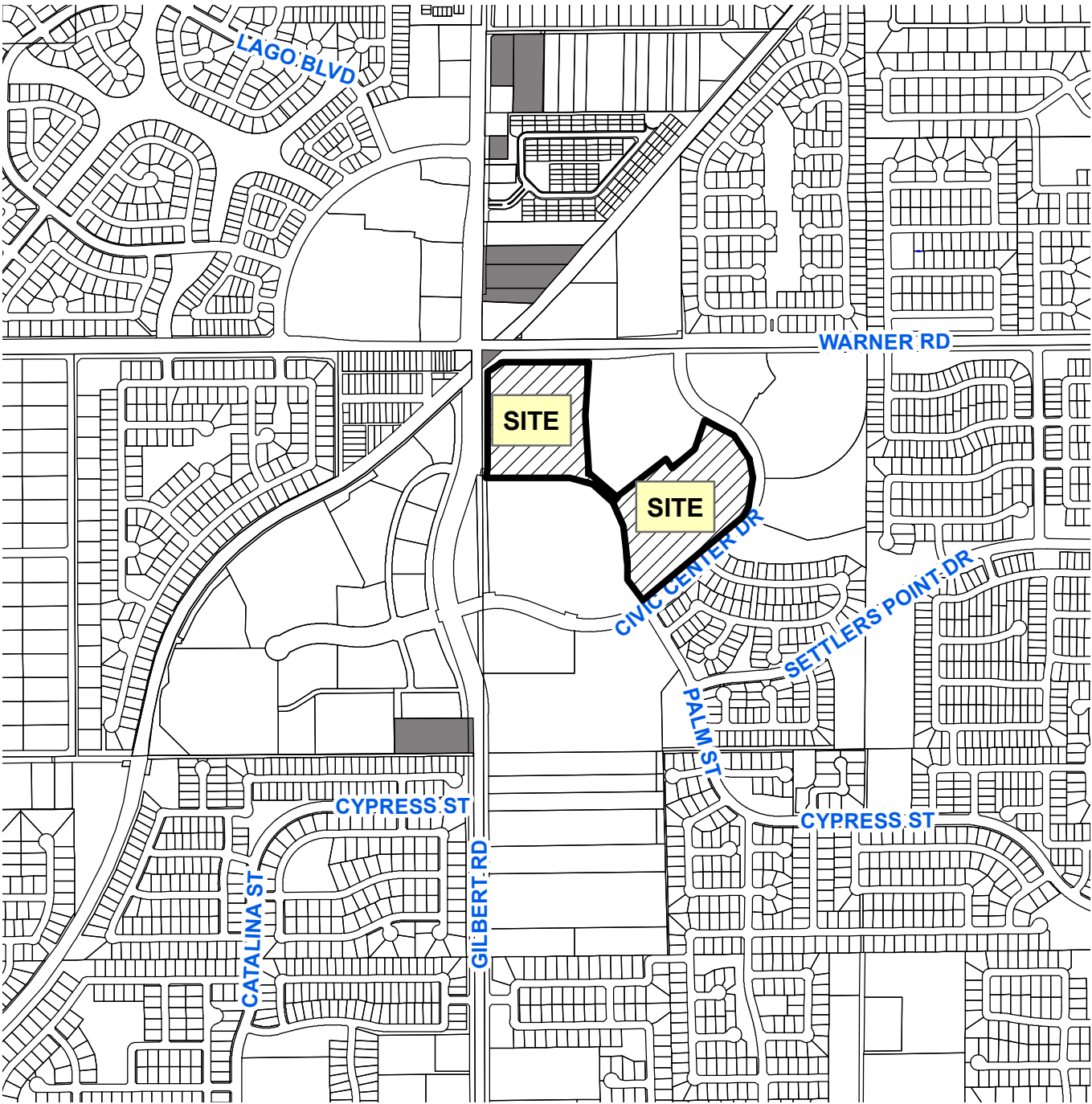
1. Vicinity Map
2. Aerial Photo
3. Development Plan for Z13-08
4. UP13-04 Exhibits – Reference Only (11 pages)

5. Previous Development Plans under Z05-14 (4 pages)
6. June 5, 2013 PC Study Session Minutes (3 pages)

Z13-08

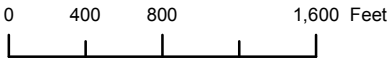
Vicinity Map

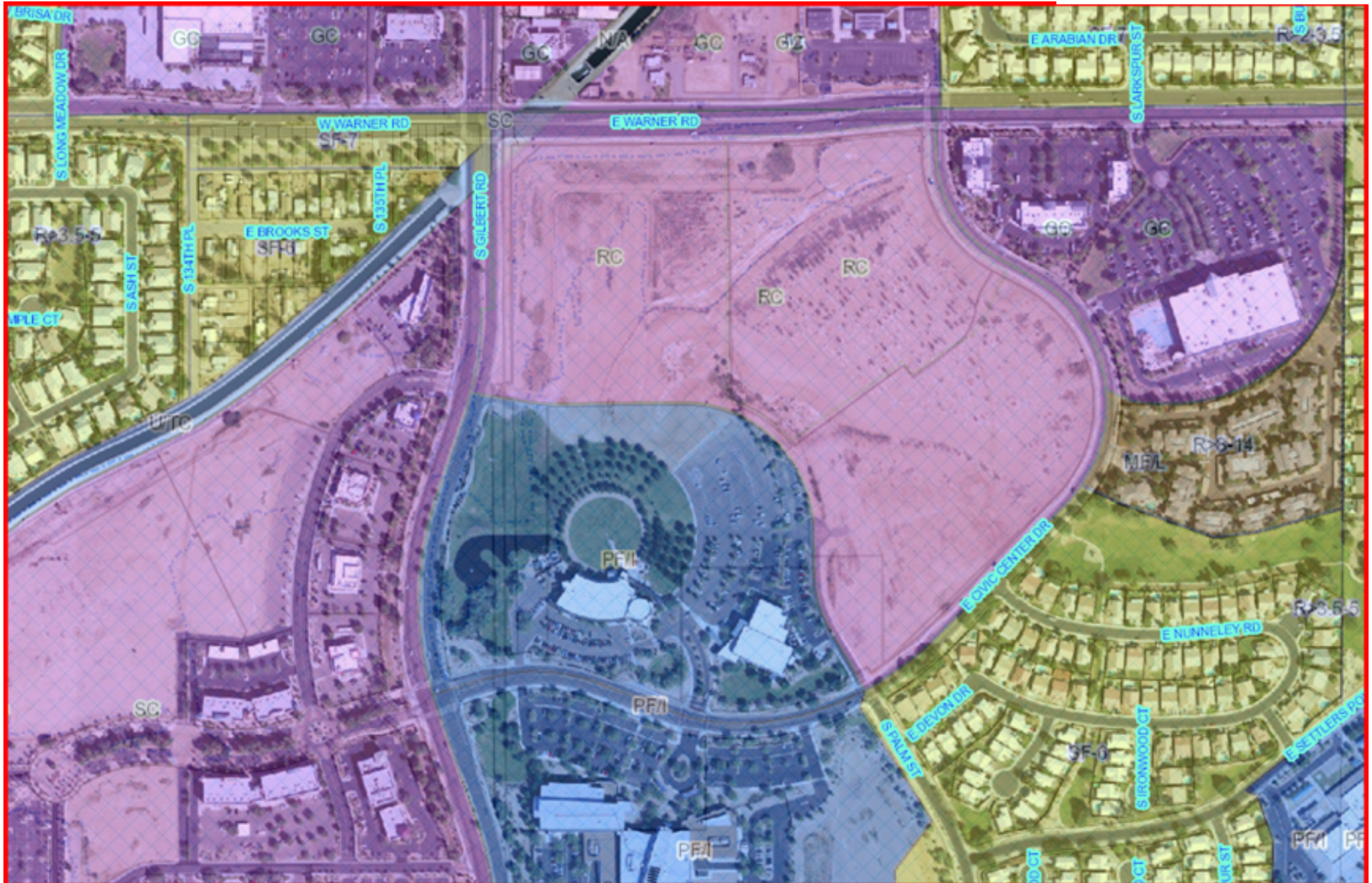
SITE LOCATION:

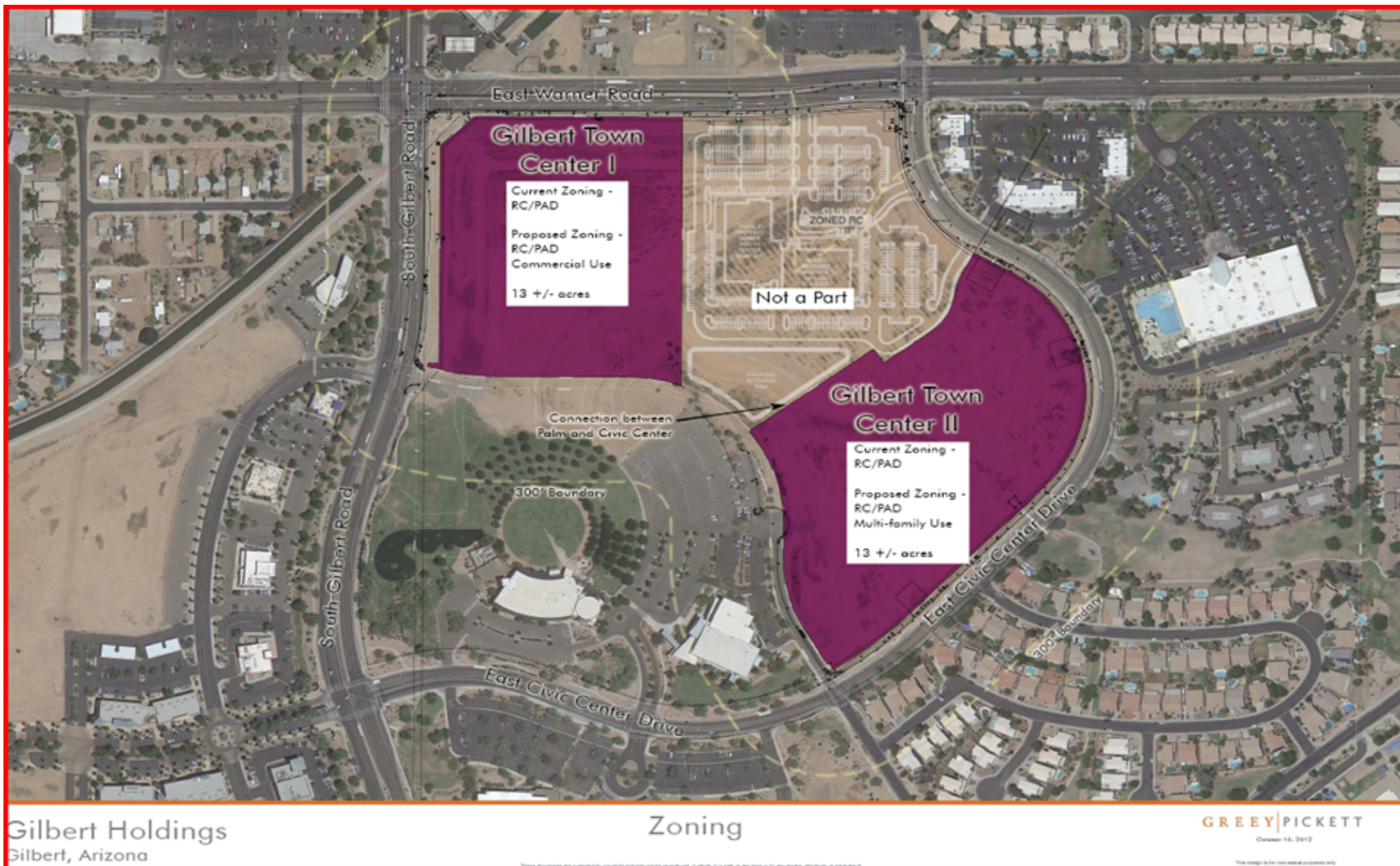


JURISDICTION

- GILBERT
- COUNTY ISLAND







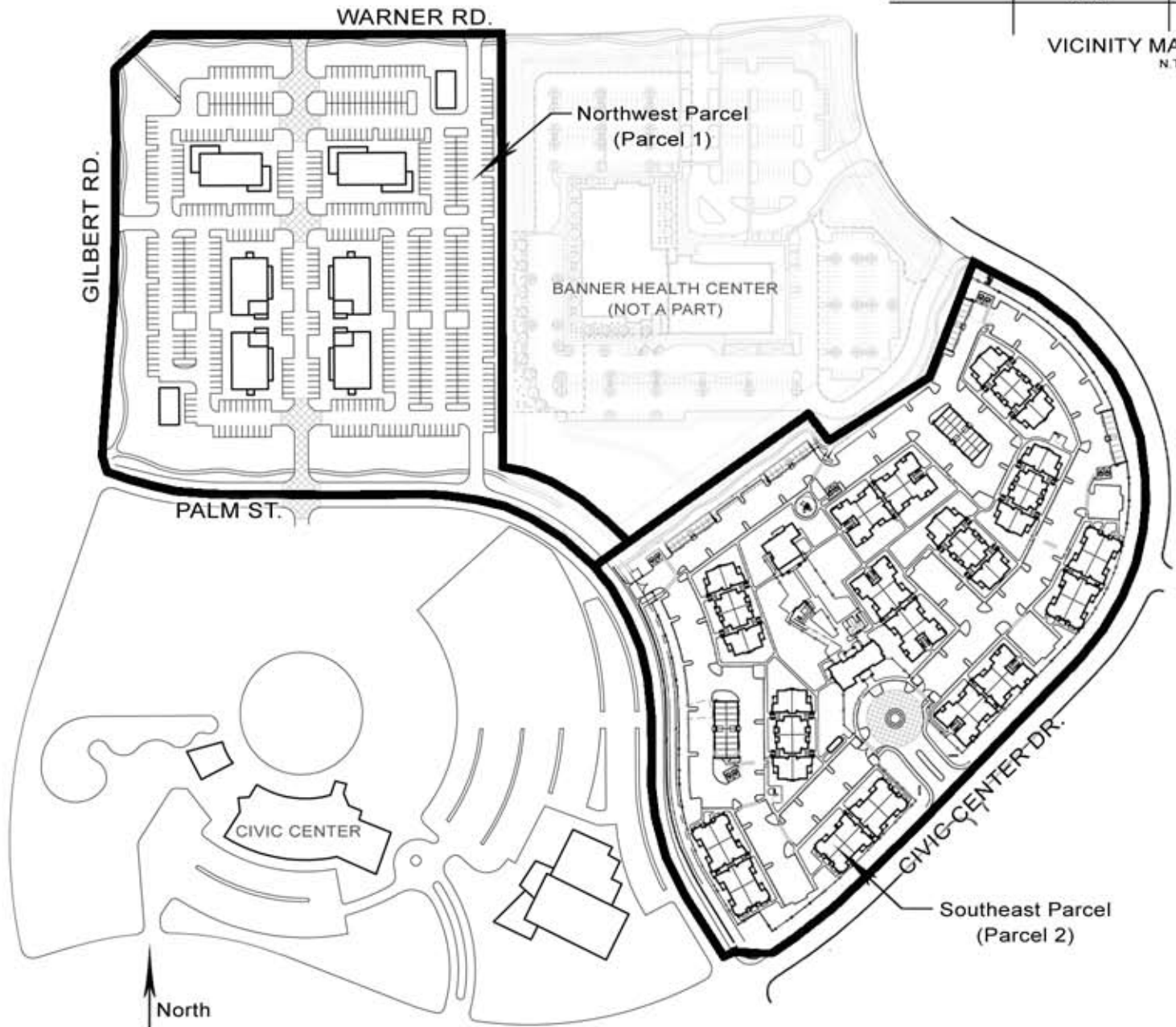
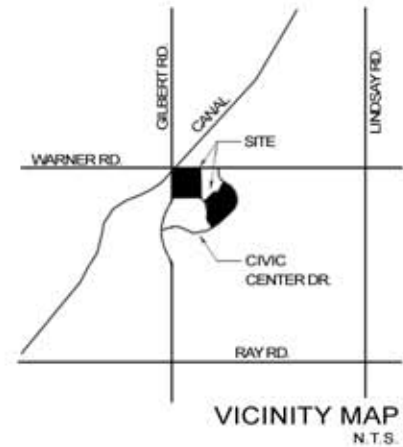
Project Data

Northwest Parcel (Parcel 1): 11.58 Net Acres
 Southeast Parcel (Parcel 2): 13.72 Net Acres

Total Site Area: 25.30 Net Acres
 General Plan Designation: RC
 Current Zoning: RC w/ PAD Overlay
 Proposed Zoning: RC w/PAD Overlay (Amended)

Property Owner

AZ Gilbert Holdings LLC/
 Lehman Brothers Holdings, Inc.
 3224 Peachtree Road, Suite 2200
 Atlanta, GA 30326-1156
 Contact: Christopher Bley
 Phone: 310-500-3534



PAD Table

Northwest Parcel (Parcel 1) - Development Standards: RC (Per LDC with no PAD modifications.)
 Southeast Parcel (Parcel 2) - Development Standards: RC (Per LDC with the following PAD modifications.)

1. No Building Step-back

2. Building/Landscape Setbacks:

Front (Civic Center)

Rear (Banner)

Side (Palm Street)

Proposed Bldg.

Proposed Landscape*

10'

20'

20'

20'

10'

20'

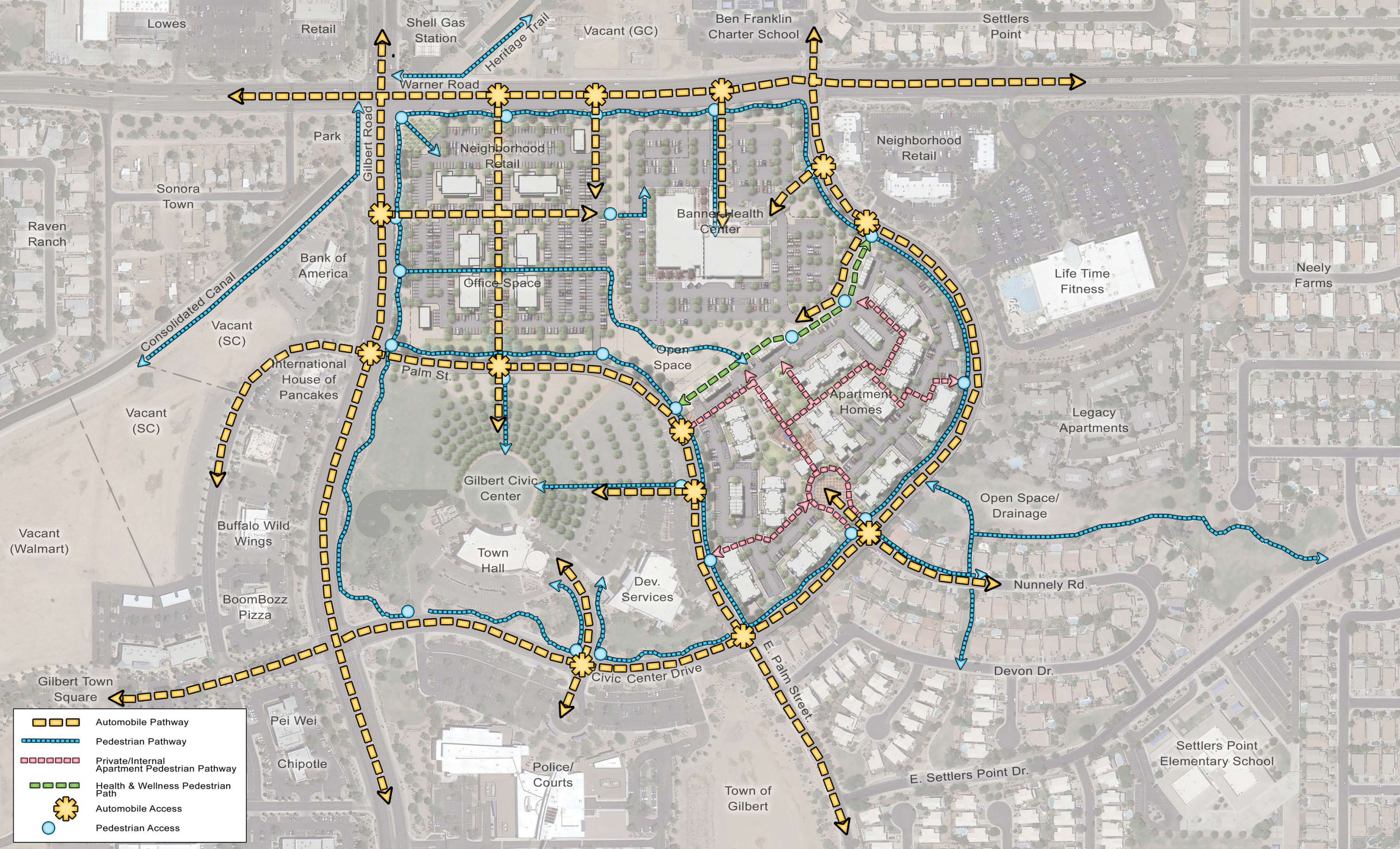
*Except where there are buildings then per proposed bldg. setback.

UP13-04

**Attachment 4: UP13-04 Exhibits -
 Reference Only (11 pages)**

September 3, 2014





Automobile Pathway

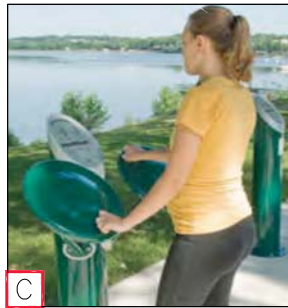
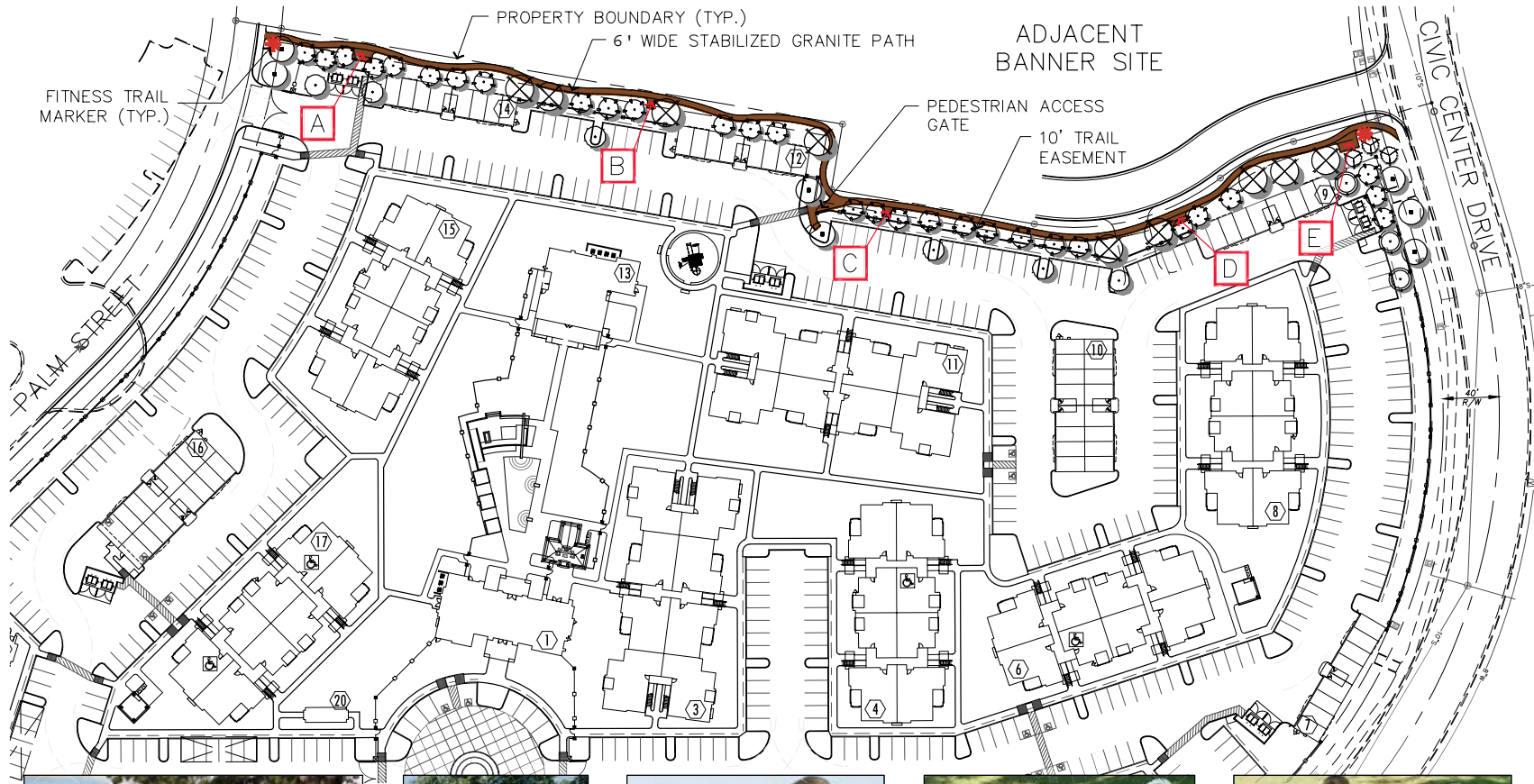
Pedestrian Pathway

Private/Internal Apartment Pedestrian Pathway

Health & Wellness Pedestrian Path

Automobile Access

Pedestrian Access



CIVIC CENTER FITNESS TRAIL

0' 40' 80' 160'

SCALE: 1" = 80'-0"



GILBERT CIVIC CENTER
GILBERT, ARIZONA

Office of Rich Barber Architecture, LLC
ORB

ALLIANCE
RESIDENTIAL COMPANY

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, ARIZONA 85251
OFFICE: 480-347-0590
FAX: 480-656-6012

DATE: JUNE 27, 2014

CONCEPT

CIVIC CENTER TRAIL PLAN
PRELIMINARY



BLDG TYPE 1



CORNICE TREATMENT



STREET ACCESS



FRONTYARD ENTRIES



COLOR VARIETY



PARAPET WALLS



FRONTYARD GATE



ENTRY ACCENTS



METAL TRIM



BLDG TYPE 2

GILBERT CIVIC CENTER

GILBERT, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



ALLIANCE
RESIDENTIAL COMPANY

REVISIONS

△	
△	
△	
△	
△	

DATE: JUNE 27, 2014 ORB # 13-206

**INTEGRATION
ELEMENTS**

FILE: I:\06\ORB Job Files\13-206_Ar_Gilbert Town Hall\CAD files\Preliminary\13206_A351_Bldg5 Elevs.dwg USER: rj DATE: Jun, 27 2014 TIME: 08:47 am



GILBERT
CIVIC CENTER
GILBERT, ARIZONA



WorldHQ@ORBArch.com












































REVISIONS	
△	
△	
△	
△	
△	

DATE: JUNE 27, 2014 ORB # 13-206

INTEGRATION
ELEMENTS

GILBERT CIVIC CENTER PLANT LEGEND

BOTANICAL NAME	COMMON NAME		
TREES		SHRUBS	
 Acacia anura	Mulga	 Bougainvillea x hybrid 'Alexandra'	Alexandra Bougainvillea
 *Acacia salicina 'Doris D'	Weeping Acacia	 Bougainvillea x hybrid 'Torch Glow'	Torch Glow Bougainvillea
 Caesalpinia gilliesii	Yellow Bird of Paradise	 Caesalpinia mexicana	Yellow Bird of Paradise
 Ebenopsis ebano	Texas Ebony	 Dodonaea viscosa	Hopseed Bush
 Phoenix dactylifera	Date Palm	 Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
 Olneya tesota	Desert Ironwood	 Hamelia patens	Firecracker Plant
 *Prosopis x 'Rio Salado'	Rio Salado Mesquite	 *Eremophila hygrophana 'Blue Bells'	Blue Bells
 *Quercus virginiana 'Heritage'	Southern Live Oak	 *Leucophyllum frutescens 'Green Cloud'	Green Cloud Ranger
 *Parkesonia hybrid 'Desert Museum'	Desert Museum	 Nerium oleander 'Compacta'	Little Red Oleander
 Prunus cerasifera	Purple Leaf Plum	 Ruellia peninsularis	Baja Ruellia
 *Ulmus parvifolia	Evergreen Elm	 *Tecoma hybrid 'Bells of Fire'	Bells of Fire
 Washingtonia x 'Filibusta'	Hybrid Fan Palm	 *Tecoma hybrid 'Orange Jubilee'	Orange Jubilee
ACCENTS/VINES		GROUND COVERS	
 Aloe x 'Topaz'	Topaz Aloe	 *Lantana hybrid 'Dallas Red'	Dallas Red Lantana
 *Agave weberi	Weber's Agave	 *Lantana hybrid 'New Gold'	New Gold Lantana
 Dasylirion texanum	Green Desert Spoon	 *Lantana montevidensis	Purple Trailing Lantana
 Echinocactus grusonii	Golden Barrel Cactus	 Penstemon baccharifolius	Evergreen Penstemon
 *Hesperaloe parviflora	Red Yucca	 Lonicera japonica 'Halliana'	Hall's Honeysuckle
 *Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	 *Rosmarinus officinalis 'Pyramidalis'	Upright Rosemary
 *Hesperaloe funifera	Giant Hesperaloe	 Teucrium chamaedrys	Germander
 *Muhlenbergia capillaris 'Regal Mist'	Regal Mist	 Wedelia trilobata	Wedelia
 Phoenix roebelenii	Pigmy Date Palm	Seasonal Annuals	Seasonal Annuals

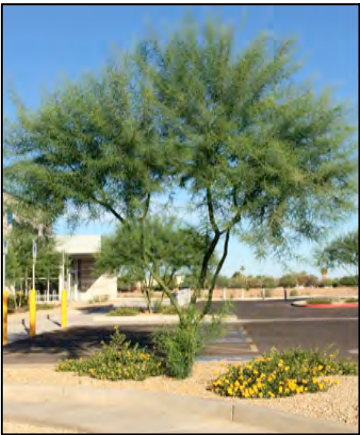
*INDICATES PLANTS USED AT ADJACENT BANNER HEALTH SITE (INCLUDING HYBRID VARIETIES AND SPECIES WITH SAME GENUS)



MESQUITE AS PERIMETER TREE AT BANNER HEALTH



LIVE OAK AS PARKING LOT TREE AT BANNER HEALTH



DESERT MUSEUM PALO VERDE AT BANNER HEALTH



DESERT MUSEUM PALO VERDES AND MESQUITE AT ENTRY TO BANNER HEALTH



WILLOW ACACIA AT BANNER HEALTH

GILBERT CIVIC CENTER
GILBERT, ARIZONA

Office of Rich Barber
ORB
Architecture

ALLIANCE
RESIDENTIAL COMPANY

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012



DATE: JUNE 27, 2014

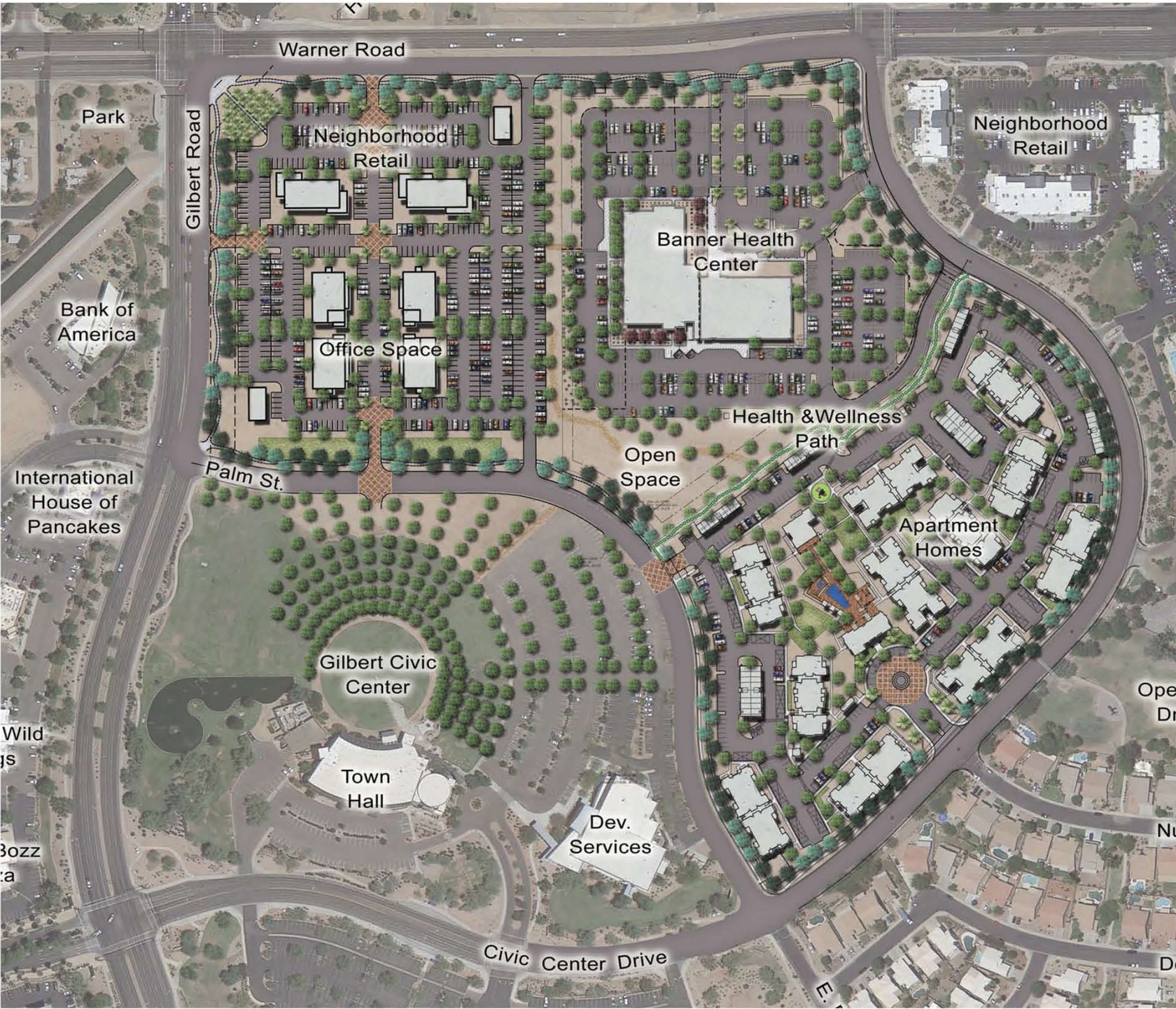
CONCEPT

LANDSCAPE INTEGRATION PLAN
PRELIMINARY

LANDSCAPE INTEGRATION PLAN



N.T.S.



Proposed Development Master Plan



Gilbert Town Center Plan Comparison


	SITE PLAN ORD 1689		TOTAL MASTERPLAN	Parcel 1 - Retail/Office	Parcel 2 - Banner Health (NOT A PART OF ZONING)	Parcel 3 - Luxury Apartment Homes	
Site Area							
Gross Area	1,743,128 Square Feet	40.02 Acres					
Net Area	1,614,711 Square Feet	37.07 Acres	1,592,609 Square Feet	504,308 Square Feet	512,514 Square Feet	575,787 Square Feet	
Planning & Zoning							
Current Zoning	RC PAD		RC PAD	RC PAD	RC	RC PAD	
Proposed Zoning	RC PAD		RC PAD	RC PAD	Not a Part	RC PAD	
Current General Plan	RC		RC	RC	RC	RC	
Proposed General Plan	RC		RC	RC	RC	RC	
Development Standards							
Building Setbacks Required							
Front	25 Feet		25 Feet	25 Feet	25 Feet	10 Feet	(Civic Ctr Drive)
Rear	15 Feet		15 Feet	15 Feet	15 Feet	20 feet	(Banner)
Sides	20 Feet		20 Feet	20 Feet	20 Feet	10 Feet	(Palm Street)
Landscape Setbacks Required							
Front	25 Feet		25 Feet	25 Feet	25 Feet	20 Feet	(Civic Ctr Drive*)
Rear	15 Feet		15 Feet	15 Feet	15 Feet	20 Feet	(Banner)
Sides	20 Feet		20 Feet	20 Feet	20 Feet	20 Feet	(Palm Street*)
							* Except Buildings
Building Height							
Maximum By Code	35 Feet/2 Story		35 Feet/2 Story	35 Feet/2 Story	35 Feet/2 Story	35 Feet/2 Story	
Proposed Buildings	65 Feet/5 Story		Varies	35 Feet/2 Story		33 Feet / 3 Story	
Commercial Uses							
Commercial Area	146,600 Square Feet		174,710 Square Feet	87,300 Square Feet	87,410 Square Feet	NA	
Residential Offices	32,400 Square Feet	120 Units	NA	NA	NA	NA	
Total Commercial	179,000 Square Feet		174,710 Square Feet	87,300 Square Feet	87,410 Square Feet	NA	
Residential Uses							
Units	1,206 Units		256 Units	NA	NA	256 Units	
Square Footage	799,104 Square Feet	662.61	270,594 Square Feet	NA	NA	270,594 Square Feet	
Building Area Summary							
Total Residential & Commercial	978,104 Square Feet		445,304 Square Feet	87,300 Square Feet	87,410 Square Feet	270,594 Square Feet	
Residential Density	32.53 DU/Acre		7.00 DU/Acre	0.00 DU/Acre	0.00 DU/Acre	19.37 DU/Acre	
Commercial Density (FAR - Net)	11.09%		10.97%	17.31%	17.06%		
Building Coverage							
Maximum	50%			50%	50%	50%	
Percentage Proposed	28%			17%	17%	29%	
Landscape/Open Space							
Required	15%		15%	15%	15%	15%	
Provided	52%			40%	40%	43%	
Parking							
Residential	1,778		511	NA	NA	511	
Commercial	807		961	480	481	NA	
Total	2,585		1472	480	481	511	

Gilbert Town Center Plan Comparison

	SITE PLAN ORD 1689		TOTAL MASTERPLAN	Parcel 1 - Retail/Office	Parcel 2 - Banner Health (NOT A PART OF ZONING)	Parcel 3 - Luxury Apartment Homes	
Site Area							
Gross Area	1,743,128 Square Feet	40.02 Acres	1,592,609 Square Feet	504,308 Square Feet	512,514 Square Feet	575,787 Square Feet	
Net Area	1,614,711 Square Feet	37.07 Acres					
Planning & Zoning							
Current Zoning	RC PAD		RC PAD	RC PAD	RC	RC PAD	
Proposed Zoning	RC PAD		RC PAD	RC PAD	Not a Part	RC PAD	
Current General Plan	RC		RC	RC	RC	RC	
Proposed General Plan	RC		RC	RC	RC	RC	
Development Standards							
Building Setbacks Required							
Front	25 Feet		25 Feet	25 Feet	25 Feet	10 Feet	(Civic Ctr Drive)
Rear	15 Feet		15 Feet	15 Feet	15 Feet	20 feet	(Banner)
Sides	20 Feet		20 Feet	20 Feet	20 Feet	10 Feet	(Palm Street)
Landscape Setbacks Required							
Front	25 Feet		25 Feet	25 Feet	25 Feet	20 Feet	(Civic Ctr Drive*)
Rear	15 Feet		15 Feet	15 Feet	15 Feet	20 Feet	(Banner)
Sides	20 Feet		20 Feet	20 Feet	20 Feet	20 Feet	(Palm Street*)
							* Except Buildings
Building Height							
Maximum By Code	35 Feet/2 Story		35 Feet/2 Story	35 Feet/2 Story	35 Feet/2 Story	35 Feet/2 Story	
Proposed Buildings	65 Feet/5 Story		Varies	35 Feet/2 Story		33 Feet / 3 Story	
Commercial Uses							
Commercial Area	146,600 Square Feet		174,710 Square Feet	87,300 Square Feet	87,410 Square Feet	NA	
Residential Offices	32,400 Square Feet	120 Units	NA	NA	NA	NA	
Total Commercial	179,000 Square Feet		174,710 Square Feet	87,300 Square Feet	87,410 Square Feet	NA	
Residential Uses							
Units	1,206 Units		256 Units	NA	NA	256 Units	
Square Footage	799,104 Square Feet	662.61	270,594 Square Feet	NA	NA	270,594 Square Feet	
Building Area Summary							
Total Residential & Commercial	978,104 Square Feet		445,304 Square Feet	87,300 Square Feet	87,410 Square Feet	270,594 Square Feet	
Residential Density	32.53 DU/Acre		7.00 DU/Acre	0.00 DU/Acre	0.00 DU/Acre	19.37 DU/Acre	
Commercial Density (FAR - Net)	11.09%		10.97%	17.31%	17.06%		
Building Coverage							
Maximum	50%			50%	50%	50%	
Percentage Proposed	28%			17%	17%	29%	
Landscape/Open Space							
Required	15%		15%	15%	15%	15%	
Provided	52%			40%	40%	43%	
Parking							
Residential	1,778		511	NA	NA	511	
Commercial	807		961	480	481	NA	
Total	2,585		1472	480	481	511	



STREETSCAPE PLANT MATERIALS LEGEND	
Plant Name	
Trees	
<i>Acacia salicina</i>	Willow Acacia
<i>Parkinsonia hybrid 'Desert Museum'</i>	Desert Museum Palo Verde
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite
<i>Quercus virginiana</i>	Southern Live Oak
<i>Ulmus parvifolia 'Allee'</i>	Allee Elm
Shrubs	
<i>Calliandra californica</i>	Red Fairy Duster
<i>Callistemon viminalis 'Little John'</i>	Bottlebrush
<i>Eremophila maculata 'Valentine'</i>	Valentine Shrub
<i>Leucophyllum frutescens 'Green Cloud'</i>	Green Cloud Sage
<i>Tecoma stans</i>	Yellow Bells
Groundcovers	
<i>Acacia redolens 'Low Boy'</i>	Trailing Acacia
<i>Lantana 'New Gold'</i>	New Gold Lantana
<i>Rosmarinus officinalis 'Prostratus'</i>	Dwarf Rosemary
Accents Cactus	
<i>Agave palmeri</i>	Palmer's Agave
<i>Hesperaloe parviflora-red</i>	Red Yucca
<i>Muhlenbergia capillaris 'Regal Mist'</i>	Regal Mist TM

 Feature Paving

 Focal Point

 Landscape Trees

 Specialty Palm

 Open Space/ Parks

 Health & Wellness Path

SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 89 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPERATIVE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 8 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY AN 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY OF THE FOLLOWING METHODS:
 - FULLY RECESSED THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED, OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY OTHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLACES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET TO THE EXTENT PERMITTED BY LAR. SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR SURROUNDING COMMERCIAL USES BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE BELT EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PLASTICS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR
 - ROUTED UNDERGROUND.
- ALL BROUFLON PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BROUFLON PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH GATE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL PRESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR, OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- LANDSCAPING SHALL COMPLY WITH THE LIGHT AND CLIMATE CRITERIA SET FORTH IN SECTION 4.0.3.3 OF THE LDC, INCLUDING A MAXIMUM PRESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED AND NATURALLY CONTAINED. NO MORE THAN 50% OF THE REQUIRED RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREET MAY BE USED FOR EXTERIOR VENTILATION AREA. SLOPES SHALL BE VARYED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- LANDSCAPING SHALL BE MAINTAINED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNPOUTS IF ANTICIPATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL, SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAINTING. TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, STAINING, OR GRASS ALTERNATE. LOCATION AND MATERIALS SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED FINISH COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

KEYNOTES

- 9'-10" PARKING SPACE WITH 2.5' OVERHANG, TYPICAL.
- REFUSE ENCLOSURE WITH 6" MASONRY WALL WITH STUCCO FINISH, BOTH SIDES PAINTED TO MATCH BUILDINGS.
- 5'x7' PAD FOR RECYCLE TRASH.
- 17'x10' ACCESSIBLE PARKING SPACE WITH 2.5' OVERHANG.
- INDICATES FIRE TRUCK TURNING RADIUS 35'/45'/55' MIN.
- 4' SIDEWALK, TYPICAL AT SITE INTERIOR.
- 6.5' SIDEWALK, TYPICAL AT PARKING.
- 6' SIDEWALK AT MAIN ENTRY CONNECTING TO EXISTING SIDEWALK ON CIVIC CENTER DRIVE.
- NEW 5' SIDEWALK AT PALM STREET TO MATCH EXISTING.
- ACCESSIBLE CURB RAMP.
- PEDESTRIAN CROSSING MARKING.
- ENHANCED PARKING AT MAIN ENTRY.
- EXISTING CURB.
- ELECTRONIC VEHICULAR GATE TO BE EQUIP WITH THE DEPARTMENT REQUIREMENTS FOR EQUIP WITH CALL BOX AND DIRECTORY.
- 6" PERIMETER NEW FENCE.
- 6" COMBINATION CMU AND NEW FENCE PERIMETER WALL AT PARKING.
- PEDESTRIAN GATE.
- POOL FENCE.
- POOL GATE.
- INDICATES LOCATION OF CARPORT STRUCTURE.
- 14'-4"x20' ACCESSIBLE PARKING GARAGE.
- CONTINUE PALM STREET CURBING AND ASPHALT TO MATCH EXISTING.
- 5.5'x6' LOCATED AT EACH BUILDING ENDS INSIDE ENCLOSED CLOSET WITH DOUBLE DOORS.
- EXISTING FIRE HYDRANT.
- PROJECT SIGN.
- FUTURE PRIVATE DRIVE.
- POSSIBLE FUTURE CONNECTION TO PRIVATE DRIVE.
- 6' PEDESTRIAN ACCESSIBLE PATH.

LEGEND

- DENOTES PROPERTY LINE
- NO. OF PARKING SPACES
- NO. OF COVERED SPACES
- DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- DENOTES ACCESSIBLE ROUTE
- NEW FIRE HYDRANT
- TRANSFORMER LOCATION

DEVELOPMENT DATA

LOT AREA:

GROSS AREA 15,200+ ACRES 665,711 SF
NET AREA 13,212+ ACRES 575,787 SF

ZONING:

EXISTING ZONING RC PAD

BLDG HEIGHT:

PROPOSED HEIGHT 24/33 FT.

UNIT MIX:

	# of Units
CARRIAGE (1 BED)	16
ONE BEDROOM	60
TWO BEDROOM	156
THREE	24
TOTAL	256 UNITS

* ALL UNITS IN GROUND FLOORS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS (88 UNITS)
* 2% OF TOTAL UNITS REQUIRED TO BE ACCESSIBLE TYPE 'A' 6 UNITS REQUIRED AND 6 UNITS PROVIDED.

UNIT DENSITY:

PROPOSED: 19.37 DU PER ACRE

PARKING:

REQUIRED:

1 (PER 1 BED)	76 x 1 = 76
2 (PER 2 BED OR MORE)	180 x 2 = 360
0.25 (PER DU GUEST)	256 x 0.25 = 64
TOTAL	500 P.S.

* 1 SPACE PER UNIT REQUIRED TO BE COVERED.
* 25% OF COVERED SPACES REQUIRED TO BE ENCLOSED.

PROVIDED:

OPEN PARKING (9'-10")	255
CARPORT PARKING (9'-10")	192 (COVERED)
GARAGE PARKING (10'-4"x20")	64 (ENCLOSED)
TOTAL PROVIDED	511 P.S.
TOTAL COVERED PROVIDED	256 P.S.

PARKING RATIO:
PROVIDED/UNIT COUNT 511/256 = 1.99

ACCESSIBLE PARKING:

REQUIRED (2%)	11 P.S.
PROVIDED:	
OPEN PARKING	6
CARPORT PARKING	4 (COVERED)
GARAGE PARKING	2 (COVERED)
TOTAL	12 P.S.

SETBACKS:

BUILDING SETBACKS:	REQUIRED	PROVIDED	BLDG	LANDSCAPE*
FRONT (CIVIC CENTER)	25'	10'	20'	20'
REAR (BANNER)	15'	10'	20'	20'
SIDE (PALM ST.)	20'	10'	20'	20'

* EXCEPT BUILDINGS

BUILDING COVERAGE:

ALLOWED: 50%
PROVIDED: 28.62% (171,078 SF)

LANDSCAPE/OPEN SPACE:

REQUIRED: 15%
PROVIDED: 43.92% (262,525 SF)

GROSS BUILDING AREA:

PROVIDED:
TOTAL GROSS BUILDING AREA 270,694 SF
GAR. (NET) 45.28 %

GILBERT CIVIC CENTER
GILBERT, ARIZONA

Office of Rich Barber
ORB
Architecture, PLLC

WorldHQ@ORBArch.com

PRELIMINARY NOT FOR CONSTRUCTION
ALLIANCE RESIDENTIAL COMPANY

REVISIONS

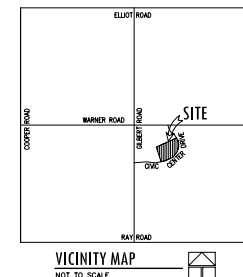
DATE: AUGUST 6, 2014 ORB # 13-206

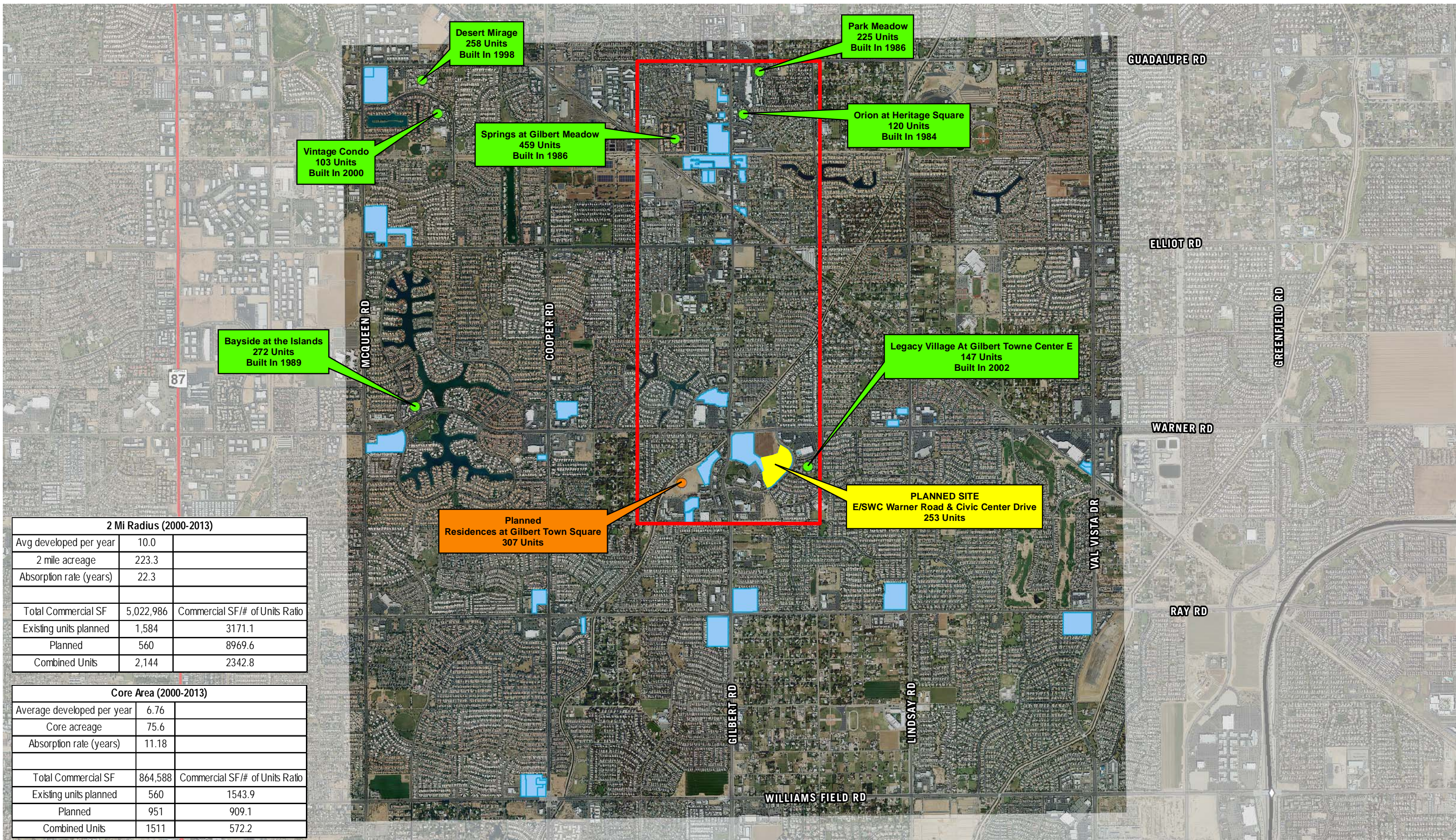
A1.10

SITE PLAN
PRELIMINARY

PRELIMINARY SITE PLAN

1/11 1/25' 1/50' 1/100'
SCALE: 1" = 50'-0"





2 Mi Radius (2000-2013)		
Avg developed per year	10.0	
2 mile acreage	223.3	
Absorption rate (years)	22.3	
Total Commercial SF	5,022,986	Commercial SF/# of Units Ratio
Existing units planned	1,584	3171.1
Planned	560	8969.6
Combined Units	2,144	2342.8

Core Area (2000-2013)		
Average developed per year	6.76	
Core acreage	75.6	
Absorption rate (years)	11.18	
Total Commercial SF	864,588	Commercial SF/# of Units Ratio
Existing units planned	560	1543.9
Planned	951	909.1
Combined Units	1511	572.2

UP13-04
Attachment 5: Previous Development
Plans under Z05-14 (4 pages)
September 3, 2014

- 1 Great Fountain and Plaza
- 2 Sculpture
- 3 Overhead Gateway
- 4 Auto Plaza and Center Piece
- 5 Entry Monument
- 6 Stair Connection from Amphitheatre
- 7 Civic Plaza
- 8 Bridge
- 9 Great Lawn
- 10 Cedar Hill
- 11 Pond
- 12 South Meadow
- 13 Twin Pond
- 14 Connection from Park
- 15 Great Hill
- 16 North Lake
- 17 Pavillion
- 18 Palm Canyon
- 19 Bosque of Palms and Oaks
- 20 Long Meadow
- 21 Parking
- 22 Seating/BBQ Areas
- 23 20' Wide Street



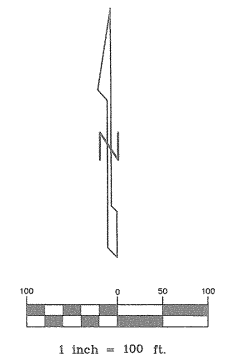
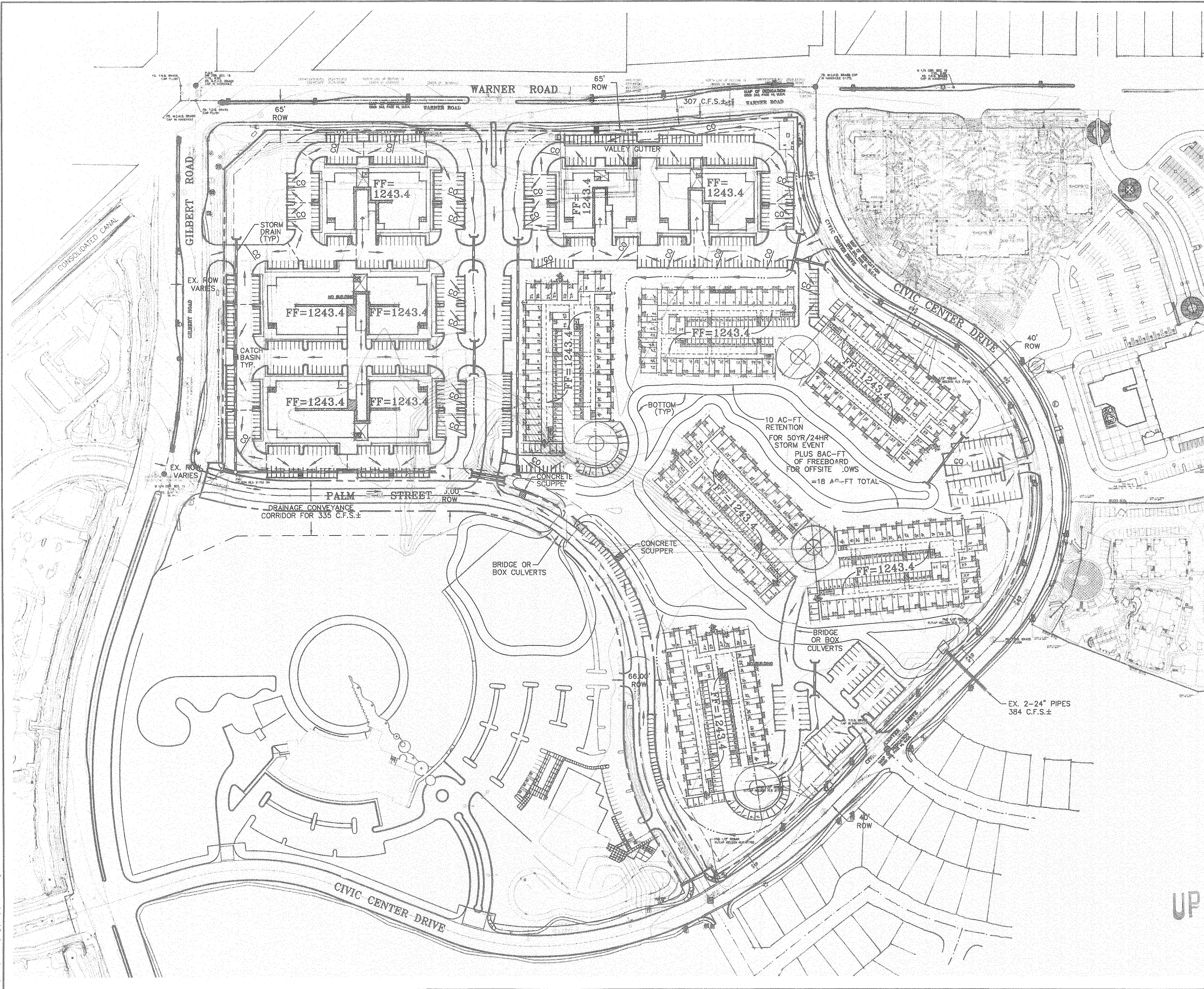
Central Park at Gilbert Town Center Conceptual Landscape Plan

ima design



UP05-12 (2ND)

N:\2005\052467\Draw\Temp\2467BA.dwg



LEGEND

- RIGHT-OF-WAY LINE
- STORM DRAIN WITH HEADWALLS
- FLOW ARROW
- CONCENTRATED FLOW
- CURB OPENING
- RIDGE

GILBERT TOWN CENTER
SCHEMATIC GRADING & DRAINAGE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 West Northern
Suite 100
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580
www.woodpatel.com

ENGINEER D. FOX
DESIGNER W. WISNIEWSKI
CAD TECHNICIAN C. BACH
SCALE (HORIZ) 1"=100'
SCALE (VERT)
DATE 8-12-05
JOB NUMBER 052467
SHEET 1 OF 1



September 3, 2014

would eventually approve them. They decided where they wanted the sites to be located and three applications actually came in which were approved by the Planning Commission with a Use Permit because they met the findings. Two of the sites were appealed to the Town Council and overturned and the other was sent to the state and approved as a location. That one is just in the early stages of getting ready to open at McQueen and Elliot Roads in an industrial park. Vice Chairman Peterson said that it is her understanding from what she has been told by the police department there is not a lot of information yet because they are so new in opening as it took so long for the state to decide where they could be located and who was going to get the positions through a number draw. There has not been enough time to establish any criteria even to look at currently.

Commissioner Powell said that information satisfied his question.

Commissioner Oehler asked how deliveries would be handled.

Planner Ward said that a nondescript type of vehicle would be making deliveries through the front door.

Planning Manager Edwards pointed out that the security plan was located on the last two pages of the staff report. She noted that the criteria were research conforming almost word for word to the statutes and all of the planning is not only reviewed by Planning but also by police and others. It is a much regulated program.

Commissioner Bianchi asked if the CHAW boundary stops at Power Road at the Gilbert boundaries or does it go into Mesa as well. Could they see applications on the Mesa side of Power Road as well?

Senior Planner Mike Milillo said that it had been some time since he reviewed the CHAW map but he did not believe that the East CHAW map corresponds exactly to Gilbert's jurisdictional boundary. It may actually overlap into Mesa or even Queen Creek. This particular dispensary is working with the state and the understanding was that there was only one dispensary permitted per CHAW so if this one actually receives a license this will be the one for the East CHAW in Gilbert.

Commissioner Bianchi said that the site was in Light Industrial but it did not look like a typical LI Park.

Planner Ward said that a portion of the property was designated LI and a portion for Regional Commercial (RC). There are a lot of heavy trucking types of uses there. This parcel is in the Town but the area to the West is still in the County.

Z13-08 - Gilbert Town Center - Amend Ordinance Nos. 427, 617, 725, 1287 and 1689 to remove approximately 25.3 acres of property generally located at the southeast corner of Gilbert Road and Warner Road from the Gilbert Town Center Planned Area Development (PAD) and to rezone said real property from Town of Gilbert Regional Commercial (RC) zoning district with a Planned Area Development Overlay zoning district to Regional Commercial (RC) zoning district with a Planned Area Development Overlay zoning district; and

UP13-04 - Gilbert Town Center Apartments - Conditional use permit for approximately 13 acres of real property located south and east of the southeast corner of Gilbert Road and Warner Road to allow a multi-family residential use in the Regional Commercial (RC) zoning district.

Planner Nathan Williams displayed an aerial map of the PAD for the site. He noted that Banner Health Care pulled their 13 acres out of the 37 acre overall piece and rezoned it to a new development plan. Essentially, this applicant is doing the same thing in that they will be removing 25 acres from the Gilbert Town Center PAD that currently exists and will rezone it with a new PAD. The driving force behind the request is the southern 13 acres that the applicant would like to see as multifamily use in the rezoned commercial district. Mr. Williams displayed the proposed development plan to demonstrate that the multifamily would be on the southeastern piece with some office and retail on the Southeast corner with the Banner Health Care piece in the center. What is required to allow multifamily in the RC zoning district is that it must be part of a integrated mixed-use plan with a Conditional Use Permit required. What they must

do is make sure that it is an integrated mixed-use development and the way to do that is to have some exhibits to demonstrate that that can be approved through zoning and through a Use Permit. Staff does not feel that currently there is enough information to demonstrate that this is part of an integrated mixed-use development and the applicant is working on that. Planner Williams said that in 2005 the 37 acres was approved as Gilbert Town Center and was a true mixed-use development with nearly 180,000 sq. ft. of commercial, 1200 residential units which included lofts and 4 to 5 story condominium buildings with parking structures and a lot of urban feel pedestrian connections. When Banner Health Care went in that changed the dynamics of the piece.

Chairman Fuller said that initially the PAD called for a live/work type feel of project with retail on the bottom and lofts up above.

Planner Williams said that was correct.

Commissioner Bianchi said that when the Banner Health Care facility came forward they began to discuss the possibility for synergistic uses next to it. Are there now restrictions on that where they will now not get adjacent uses that they were initially thinking about and that would limit the possibilities of the adjacent parcels?

Planner Williams said that when Banner went in it did limit the synergistic abilities of the parcel somewhat. The issue is that it is RC and in order to allow multifamily it has to be an integrated mixed-use. It is a catch 22 in that sense. It's up to the applicant to try to come up with something to be able to integrate.

Commissioner Bianchi asked if they were aware of any restrictions that could occur as a result of Banner going in there.

Mr. Williams said that Banner does require some restrictions of other users that come in on the site in terms of other medical related uses.

Commissioner Powell asked how many apartment units are currently under application.

Planner Williams said that he did not know the exact number but that he would research that and get back to the Commission with that number.

Commissioner Powell said that information would be helpful if they knew the total number of units throughout the Town that were being considered. In addition, he wished to know if the Town has done any type of a study where it would support the interest in building so many multi-housing units.

Planner Williams said that he would research that as well.

Commissioner Powell asked if staff knew what was driving the interest in building multi-housing.

Planner Williams said that it was very popular currently as it is very affordable and is easily financed which is always a big plus in the development industry

Commissioner Fuller said that he remembered thinking when the project was initially presented in 2005 that it was very ambitious for the Gilbert Warner location and not really feasible. He said that when the case comes back at the next regular session he would like to hear from applicant why multifamily makes sense at this location. He said that he did not think that it was the greatest spot for commercial as it would be difficult to drive traffic there so he would like to hear from staff what they would want to go there if they did not want to go the multifamily direction as he was not sure what the next feasible alternative would be at that spot.

Commissioner Oehler said that he would like to see a little more play on the integration.

Vice Chairman Peterson said that she would like to see the minutes from the Banner meeting and what was discussed about that property. She said that she remembered that Banner wanted it to be secure and not allow them to have integrated uses and be able to cross over the property. She said that she would like to see the list of what wasn't allowed at that site. She said that she thought that it was a perfect location for a pharmacy with Banner health right next door.

Commissioner Bianchi said that when they moved forward they advertise this for two parcels but they are really only seeing a plan for one of them. He said that he needed to see what an integrated plan would be for both of the parcels and how they connect to one another as this originally was supposed to be one mixed-use project. He said that this was almost a clustering of multifamily and typically not where you would find one so he would like to have a discussion about how this ties into any of the adjacent uses as well as what transit options exist to connect to employment areas.

Vice Chairman Peterson noted that the multifamily for across the street at Gilbert town square is on the Town Council agenda for June 6th.

GP13-04 - Minor General Plan amendment to change the land use classification of approximately 157.3 acres of real property generally located at the northwest corner of Warner and Higley Roads from Public Facility Institutional (PF/I) and Residential >3.5 - 5 DU/Ac land use classifications to Residential >2-3.5 DU/Ac and Residential >3.5 - 5 DU/ Ac land use classifications; and

Z13-07 - Amend the Morrison Ranch Planned Area Development (PAD) by amending Ordinances Nos. 1129, 1232, 1514, 1602, 1705, 1961, 2219 and 2295 by rezoning approximately 157.3 acres of real property generally located at the northwest corner of Higley and Warner Roads, in zoning case Z13-07, from approximately 33 acres of Single Family-10 (SF-10), 22.1 acres of Single Family-8 (SF-8), 35.9 acres of Single Family-7 (SF-7), 48.5 acres of Single Family-6 (SF-6) and 10 acres of Public Facility Institutional (PF-I) zoning districts, all with a Planned Area Development overlay zoning district to 33 acres of Single Family -10 (SF-10), 26.8 acres of Single Family-8 (SF-8), 33.2 acres of Single Family-7 (SF-7) and 56.5 acres of Single Family-6 (SF-6) zoning districts, all with a Planned Area Development overlay zoning district; and by amending conditions of development as follows: reducing the width of lots for the SF-7 zoning district, increasing the depth of the lots for the SF-6, SF-7, SF-8 and SF-10 zoning districts, and increasing the maximum lot coverage for all the residential zoning districts proposed

Senior Planner Maria Cadavid stated that this was a 150 acre site which is part of the Morrison Ranch Master Plan that was originally entitled in 1998. She displayed an exhibit that showed the boundaries of the Morrison Ranch character area. The subject site is at the Northwest corner of Higley and Warner Roads. She noted that the corner that is Neighborhood Commercial will remain. The current land use classification is 3.5 – 5, the PSI was reserved for the Gilbert school district and the Neighborhood Commercial is on the corner. The applicant wishes to develop 2 parcels with two residential designations one being 93 acres of 2 – 3.5 classification and parcel B, 3 – 3.5 – 5. Planner Cadavid said that they have a letter from the school district to the applicant/owner stating that they are not interested in building another school facility at that location so the PSI has been absorbed by the residential acreage. Planner Cadavid referred to the following information from pages 3 and 4 of the staff report:

Rezoning (Z13-07): The proposed amendment to approximately 157.3 acres of the Morrison Ranch PAD to be known as the Warner Groves subdivision consists of:

1. Reconfiguring the boundaries and acreage of parcels B (SF-8) by increasing the size by 4.7 acres
2. Squaring and reducing the size of parcel C (SF-7) by 2.7 acres; and,
3. Reconfiguring the boundaries of parcel D (SF-6) incorporating the acreage from the school site for a total of 56.5 acres.
4. The zoning request also proposes:
 - o To increase the depth of all lot in the zoning districts requested.